Address New Owner

SEND TAX BILLS TO:
1303 RIVERWOOD DR
NASHVILLE 37216.

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map 61-12
Parcel 119.00

THIS DEED OF CONVEYANCE, executed and delivered by **JEANNIE PATTON**, a single person, hereinafter called the Grantor, to **GAVIN MURPHY**, a single person, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 60 on the map of Eastdale Place, as of record in Book 547, page 29 and 30, Register's Office for Davidson County, Tennessee. Said lot fronts 100 feet on the northerly side of Riverwood Drive and extends back between parallel lines 200 feet to a dead line, and being the same property as that conveyed to Robert Raymond Patton by deed from Eugene H. Fletcher, dated July 5, 1938, and recorded at Book 1079, page 131, Register's Office for Robertson County, Tennessee. The said Robert Raymond Patton died testate on August 20, 1999 a resident and citizen of Davidson County, Tennessee, and by and through his Last Will and Testament, of record at Will Book 232, page 238, Probate Court for Davidson County, Tennessee, devised said property to his daughter, the Grantor herein, Jeannie Patton. The said Robert Raymond Patton's wife Dorothy Christine Petty Patton died on September 28, 1995 and Robert Raymond Patton was unmarried at the time of his death.

This conveyance is made subject to that certain agreement for dedication of easement for sanitary sewers and/or storm drainage of record at Book 4231, page 734, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has

Davidson County DEEDWARR
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Fees:11.00 Taxes:518.00
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a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 31st day of May, 2001.

Jeannie Patton
JEANNIE PATTON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeannie Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 31st day of May, 2001.

G. Dill
NOTARY PUBLIC

My Commission Expires: 11-03-01

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STATE OF TENNESSEE)
COUNTY OF Davidson)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $140,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Gavin Murphy
AFFIANT

SUBSCRIBED and SWORN to before me this the 31st day of May, 2001.

G. Dill
NOTARY PUBLIC/Register

My Commission Expires: 11-03-01

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